

Index File

Application No. UP-684-05

Oceanfront Enterprises, LLC (Hot Boxes)

Application No. UP-684-05 is a request for a Special use Permit to authorize construction of a mini-storage warehouse facility on a 8.5-acre parcel of land located at 6830 George Washington Memorial Highway (Route 17) approximately 300 feet south of the intersection of Old York-Hampton Highway (Route 634).

The staff is recommending approval.

Attachments:

1. Staff report
2. Zoning map
3. Concept plan
4. Elevation
5. Project narrative
4. Proposed Resolution No. PC05-43

COUNTY OF YORK

MEMORANDUM

DATE: October 3, 2005 (PC Mtg. 10/12/05)

TO: York County Planning Commission

FROM: Earl W. Anderson, Planner

SUBJECT: Application No. UP-684-05, Oceanfront Enterprises, LLC

ISSUE

This application requests a Special Use Permit, pursuant to Section 24.1-306 (Category 14, No. 6) of the York County Zoning Ordinance, to authorize construction of a mini-storage warehouse facility on an 8.5-acre parcel of land located at 6830 George Washington Memorial Highway (Route 17) approximately 300 feet south of the intersection of Old York-Hampton Highway (Route 634) and further identified as Assessor's Parcel No. 24-54-B.

DESCRIPTION

- Property Owners: Charles F. Moore, Etux Etals
- Location: 6830 George Washington Memorial Highway (Route 17)
- Area: 8.5 acres
- Frontage: Approximately 560 feet on George Washington Memorial Hwy and approximately 130 feet on Freedom Boulevard
- Utilities: Public water and sewer
- Topography: Flat
- 2015 Land Use Map Designation: General Business
- Zoning Classification: GB – General Business
- Existing Development: Single-family detached dwelling
- Surrounding Development:

North: American Red Cross offices; St. Mark Lutheran Church and Charlie's Auto Repair (across Freedom Boulevard)
East: Common space for the Victory Industrial Park
South: Power line easement
West: Across Rt 17 the power line easement, Robert M. Alexander dental office, Nick's Lawn and Garden, and two single-family detached dwellings

- Proposed Development: Mini-storage warehouses, including accessory boat and recreational vehicle storage

CONSIDERATIONS/CONCLUSIONS

1. The subject parcel is zoned GB (General Business) and has over 500 feet of frontage on Route 17 and over 100 feet of frontage along Freedom Boulevard. The 8.5-acre site has an existing single-family detached dwelling, which will be removed. The applicant is requesting to construct a 59,576-square foot mini-storage facility with approximately 500 units having access from both Freedom Boulevard and Route 17. The facility will also contain a 25,000-square foot fenced area for outdoor storage of boats and recreation vehicles. A 2,240-square foot two-story office building will house the mini-storage rental office and have conference areas available to rental unit lessees. Along the Route 17 frontage the applicant plans to construct approximately 13,750 square feet of specialty retail space. The specialty retail is a permitted use in GB and does not fall within the Special Use Permit request. The *Comprehensive Plan* designates this area for General Business uses.
2. The subject property abuts commercial development along Route 17 to the west, south, and north. Additionally, on the north side the Victory Industrial Park abuts with an automobile repair shop, a vacant parcel, and common space. The applicant will be required to provide a 20' landscape yard, including trees and shrubs, along Route 17 and Freedom Boulevard. Staff has also recommended a condition to require a tree preservation plan with the site plan submittal for the "transferred green space" areas along these roads.
3. The applicant's conceptual plan shows a total of 143 parking spaces. The Zoning Ordinance requires that the mini-storage units have a minimum of 77 parking spaces (75 spaces for 500 rental units, plus two for rental office). The specialty retail is required to have 55 parking spaces. Together the mini-storage/retail development is required to have a total of 132 parking spaces. The plan exceeds this amount and will give the developer flexibility in the actual number of rental storage units that are built; however, additional landscaping will be required if the number of parking spaces exceeds the Zoning Ordinance minimums.
4. The applicant's sketch plan indicates eight mini-storage warehouse buildings of varying sizes encompassing approximately 59,576 square feet of floor space to be located furthest from Route 17. Closer to the Route 17 frontage, the applicant is

- proposing to obscure the storage building with the specialty retail and office buildings. Storage building exteriors exposed to public views will be constructed with a brick façade. Open areas for the outside storage will be obscured from public view by a wood stockade fence and spaces between buildings are shown to be constructed with a simulated wrought iron fencing material. Staff has recommended a condition be placed on the wood stockade fencing for incorporation of a convex or concave design along the top edge and landscaping.
5. The applicant has provided an elevation sketch depicting the exposed sides of the mini-storage buildings, the office building, and the specialty retail space. A condition has been recommended to accept the elevations for the storage and office buildings. However, it is important to note that the elevation for the specialty retail building is **not** part of the request before the Commission. During the site plan and building permit processes the applicant will be required to meet the Zoning Ordinance requirements set out in Section 24.1-378, Route 17 Corridor Overlay District, dealing with building façade treatments.
 6. Approximately half of this site appears to currently drain towards Route 17 with the remainder draining towards Victory Industrial Park. Given the proposed location of the stormwater management facility shown on the conceptual plan, it appears the intent may be to route all of the drainage through the existing Victory Industrial Park (VIP). The drainage system downstream of the Park is known to be inadequate and any additions to the system could worsen the conditions. York County has studied the system and has designed improvements to correct the existing problems. The project has been programmed into the County's *Strategic Capital Plan for Water, Wastewater and Stormwater*. The project is titled "Victory Industrial Park" and has an estimated project cost of \$250,000. If the new development chooses to drain into the inadequate VIP system, staff is recommending a condition that the applicant share in the costs of necessary improvements at a rate of \$1,480 per acre drained into the VIP system.
 7. According to the Institute of Transportation Engineers *Trip Generation Manual* (7th Edition), a mini-storage facility of the size shown on the applicant's sketch plan could be expected to generate 149 trips per day, including 17 in the AM peak hour and 17 in the PM peak hour. Additionally, although permitted by right, the specialty retail could be expected to generate 610 trips per day, including 95 in the AM peak hour and 70 in the PM peak hour. Together the traffic generated does not meet the warrants for a traffic study. However, the Virginia Department of Transportation (VDOT) has expressed concerns regarding a right turn lane along Route 17. Mr Bradley Weidenhammer, VDOT Transportation Engineer, states in a September 29, 2005 letter that "while the warrant for a full-width right-turn lane along Route 17 may not be met...we feel that a full-width right-turn lane is justified given the absence of a paved shoulder, as well as the mainline volume and speed at this location." Staff has recommended a condition that the applicant develop a 150 foot full-width right-turn lane with a 150 foot taper along its Route 17 frontage.

8. The fiscal impact of mini-storage warehouses, though positive, is relatively low in comparison with that of other commercial uses permitted as a matter of right in the GB district, and the employment impacts are negligible. Because of the retail component, which is permitted as a matter of right, the proposed development would have a more positive fiscal impact than a standard mini-storage warehouse facility.

RECOMMENDATION

Staff is of the opinion that the applicant's proposal is consistent with the *Comprehensive Plan*. The development does have frontage along Route 17; however, the retail and office buildings will block the mini-storage warehouse area. Additionally, the storage areas will be setback from Route 17 approximately 180 feet, screened by simulated wrought iron and wood stockade fencing and landscaping materials. The warehouse structures themselves will consist of brick façades that will blend in with the proposed retail and office buildings. In staff's opinion, these factors reduce the concerns about the lower fiscal benefits associated with mini-storage that have previously been raised with respect to other mini-storage warehouses proposals along major commercial corridors. For these reasons, staff recommends that the Commission forward this application to the Board of Supervisors with a recommendation of approval subject to the conditions contained in proposed Resolution No. PC05-43.

EWA

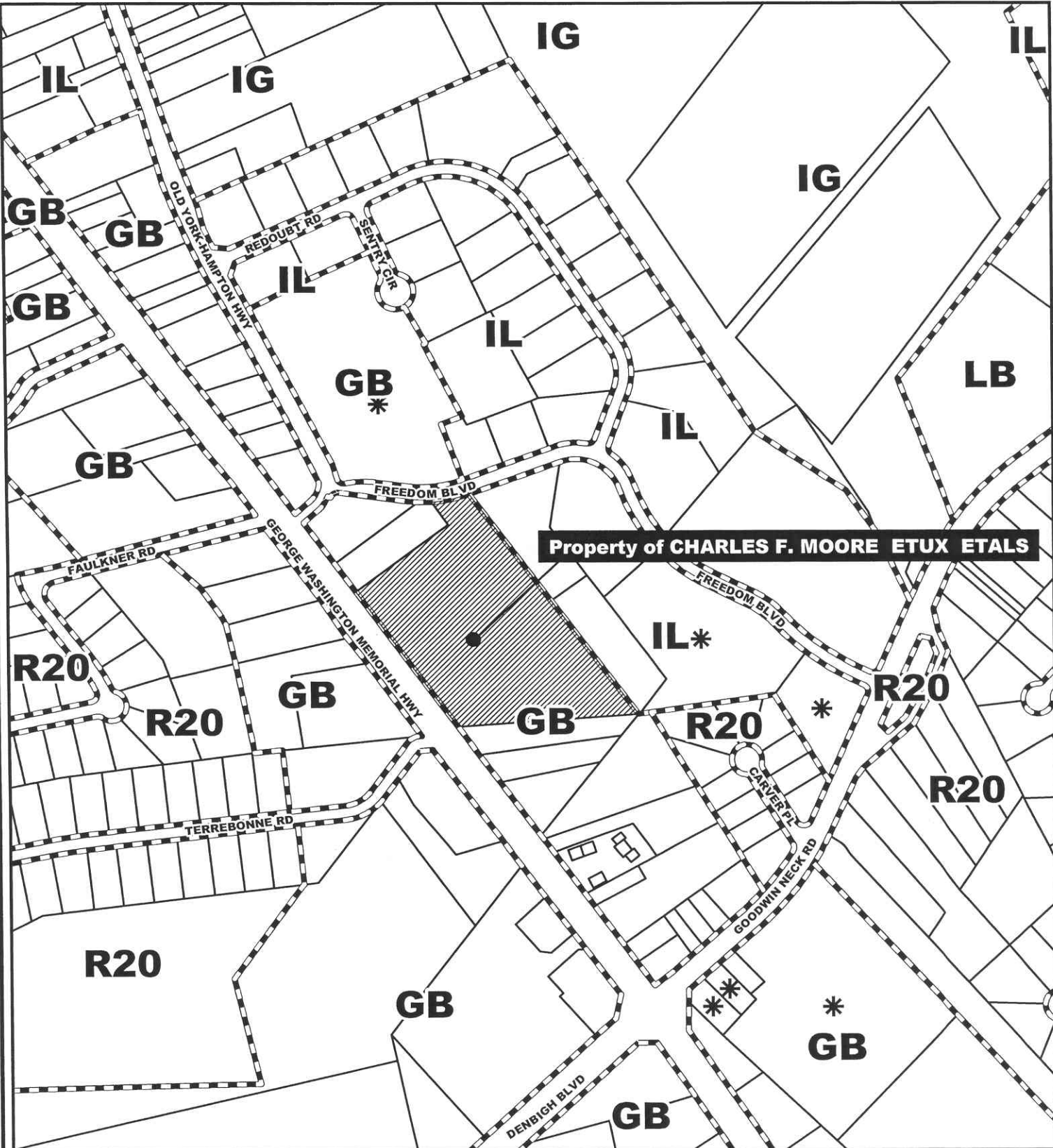
Attachments

- Zoning Map
- Concept Plan
- Elevation
- Project Narrative
- Applicant booklet
- Proposed Resolution No. PC05-43

APPLICANT
Oceanfront Enterprises, LLC (Happy Boxes)
To authorize the construction of a mini-storage
warehouse facility

ZONING MAP

APPLICATION NUMBER: UP-684-05



* = Conditional Zoning

0 225 450 900
Feet

Printed on September 09, 2005

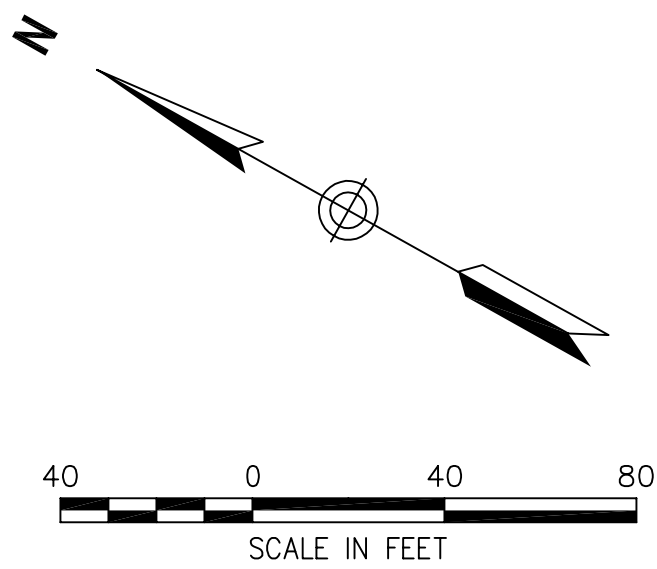
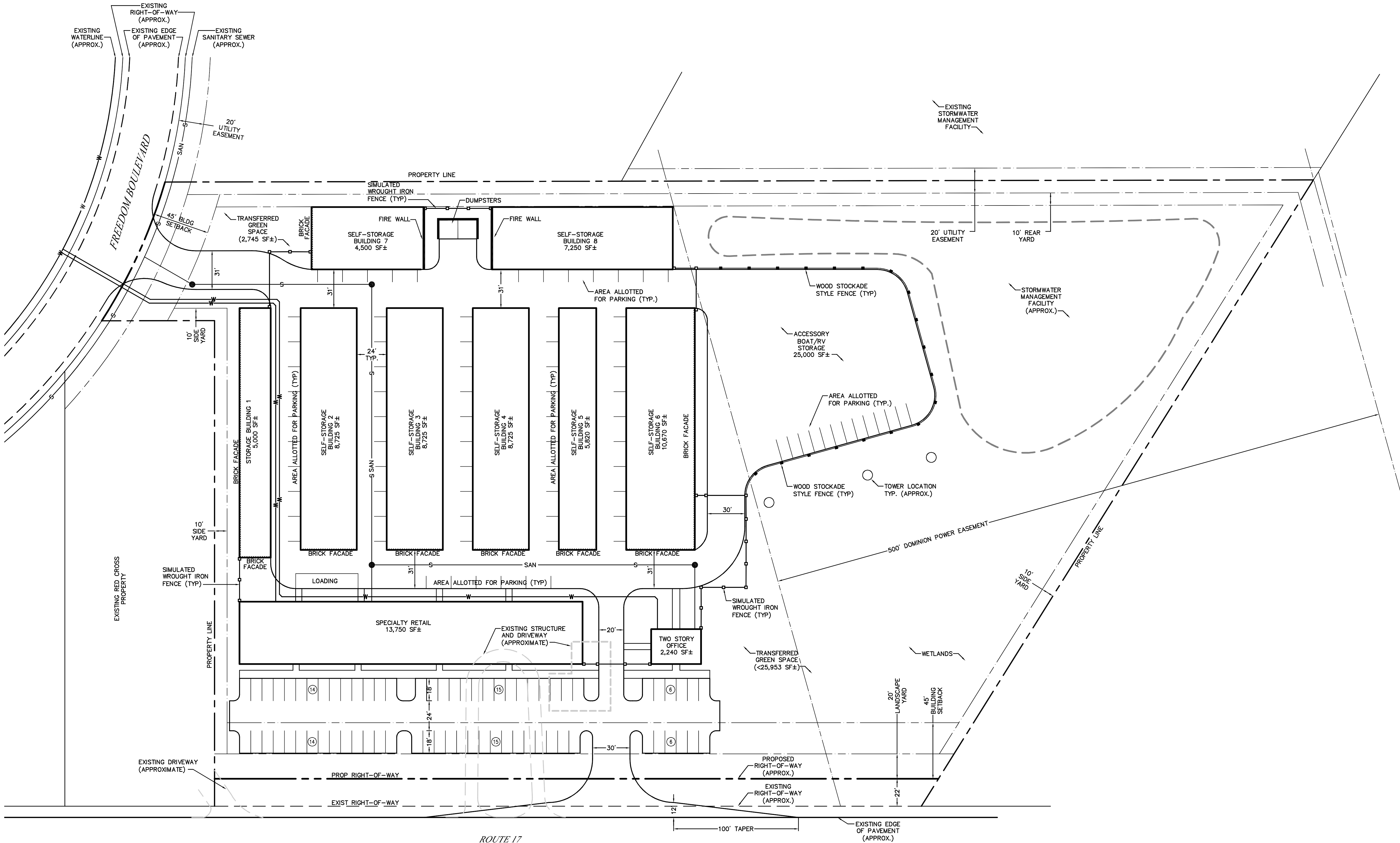


LIBRARY TILE NUMBER:

Lr010

**SOURCE: YORK COUNTY
GIS PARCEL DATA and
ZONING COVERAGE**

THIS IS NOT A LEGAL PLAT.
This map should be used for
information purposes only. It is
not suitable for detailed site planning.



No.	Revision	Date	Appvd.
Designed by	LLM	Drawn by	TAW
CAD checked by		Checked by	ADS
Scale	1"=40'	Date	September 1, 2005
Project Title	Happy Boxes Self-Storage Facility & Specialty Office/Retail		

Happy Boxes Self-Storage
Facility & Specialty Office/Retail

Bruton Magisterial District
County of York, Virginia

Client Review

Drawing Title

Conceptual Plan

Drawing Number	
Sheet	1 of 1
Project Number	32013.00

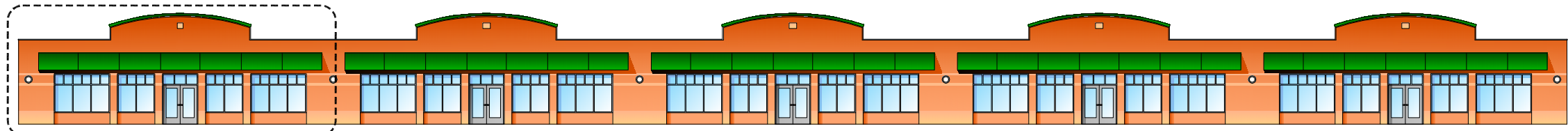
Site Information

Client/Developer: Happy Boxes Self-Storage
County of York, Virginia
GB Zoning
Route 17 Overlay District
Address: 6830 George Washington Memorial Highway
Site Acreage: 8.44 Ac.± / 367,646 sf±
Specialty Retail: 13,750 sf±
Self-Storage Facility: 59,576 sf±
Self-Storage Office/Apt.: 2,240 sf±
Interior building perimeter green space to be transferred: 28,698 sf±
Interior building perimeter green space required to be transferred to front of site: 14,349 sf±
Transferred interior building perimeter green space provided in front of site: >25,953 sf
Transferred interior building perimeter green space provided elsewhere on site: >2,745 sf
Total transferred interior building perimeter green space provided: >28,698 sf

Parking Statistics

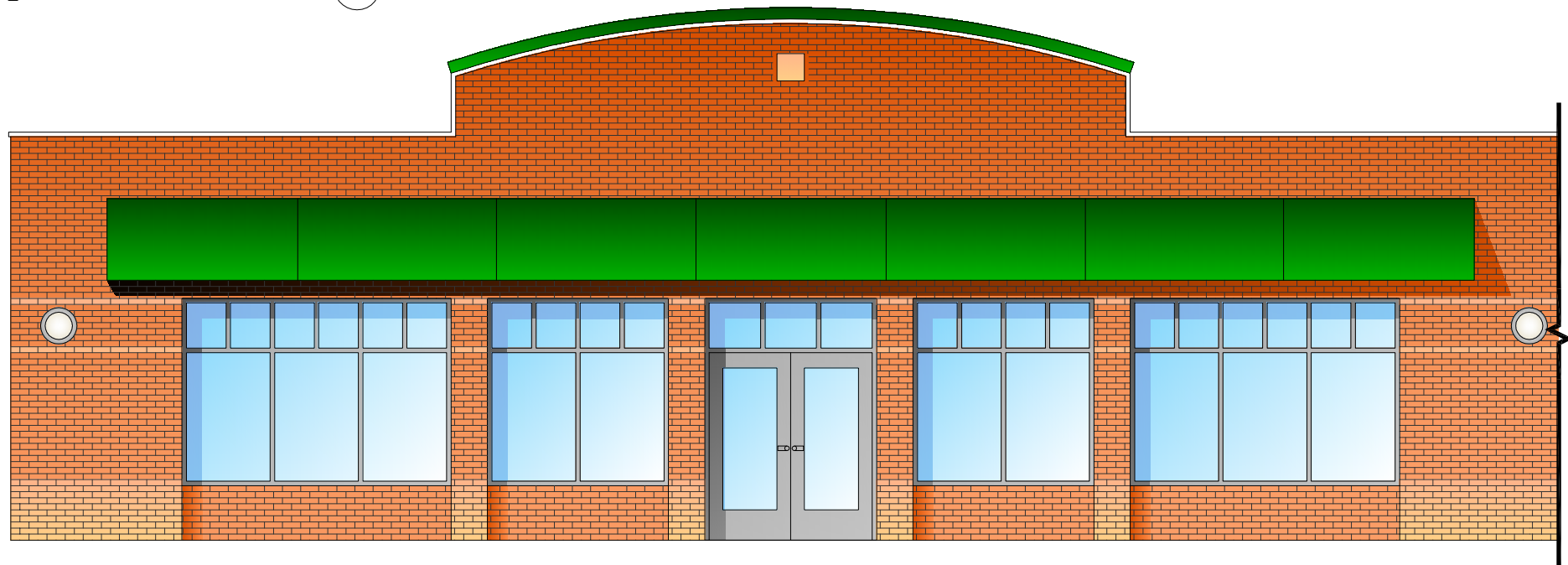
Self-Storage Facility:	500 Units @ 1.5 parking spaces per 10 units =	75 required spaces 75 provided spaces
Self-Storage Office:		2 required spaces 12 provided spaces
Specialty Retail:	13750 sf @ 1 space per 250 sf =	55 required spaces 55 provided spaces
Loading space:		1 required space 1 provided space

NOTE:
This Plan is for conceptual purposes only. VHB obtained boundary information from a plat for the project property recorded in York County. This boundary has not been confirmed. Existing right-of-way locations, edges of pavement and utilities have not been confirmed. Wetlands have been field confirmed as existing on site, but have not been delineated. Square footages are approximate. This plan may not be used for construction..



1 STORE FRONT ELEVATION
3/32" = 1'-0"

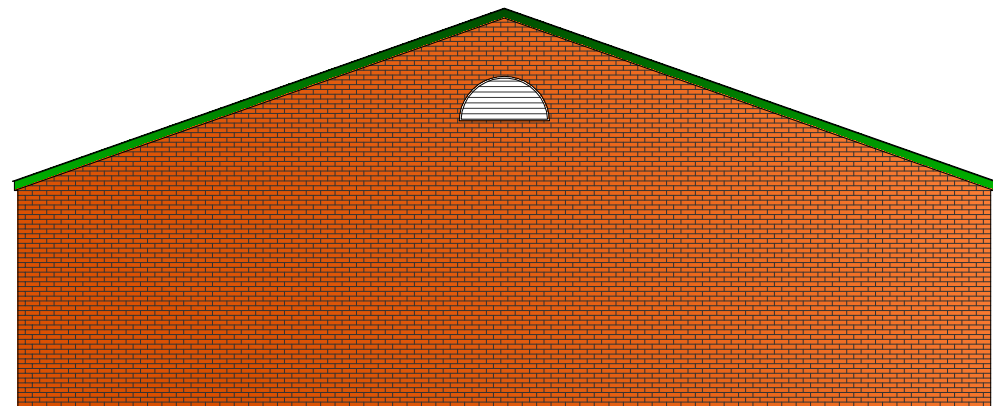
2
A-1



2 ENLARGED STORE FRONT ELEVATION
3/8" = 1'-0"



3 OFFICE ELEVATION
1/4" = 1'-0"



4 STORAGE ELEVATION
1/4" = 1'-0"

IONIC DESIGN STUDIOS ARCHITECTURE O INTERIORS O GRAPHICS 243 INDEPENDENCE BOULEVARD FENEBROKE FIVE O SUITE 308 O VA BEACH, VA 23462 757.449.3510 O FAX: 757.449.3110 O WWW.IONICDESIGNSTUDIOS.COM

Ionic DeZign Studios

ARCHITECTURE O INTERIORS O GRAPHICS
243 INDEPENDENCE BOULEVARD
FENEBROKE FIVE O SUITE 308 O VA BEACH, VA 23462
757.449.3510 O FAX: 757.449.3110 O WWW.IONICDESIGNSTUDIOS.COM

NOT FOR
CONSTRUCTION

Comm # 50824
Scale: AS NOTED
Designed by: DET
Drawn by: SDC
Checked by: DET
Issue: Schematic Design
Date: 9/01/05

**Happy Boxes Self Storage
Facility & Specialty
Office/Retail**
Yorktown, VA
EXTERIOR ELEVATIONS

Sheet Number

A-1



WILLIAMS MULLEN

Direct Dial: 757.473.5393
mculpepper@williamsmullen.com

August 31, 2005

Our File No.
308516.0011

VIA HAND DELIVERY

RECEIVED

SEP 6 2005

PLANNING DIVISION
COUNTY OF YORK

Mr. J. Mark Carter
Zoning Administrator
York County Virginia
120 Alexander Hamilton Boulevard
P. O. Box 532
Yorktown, VA 23690-0532

Re: *Special Use Permit Application for Oceanfront Enterprises, LLC
for Storage Facility located at 6830 George Washington Memorial
Highway (Map No. 024 54 B)*

Dear Mr. Carter:

On behalf of Oceanfront Enterprises, LLC (the "Applicant"), I am submitting this application for special use permit for a self-storage facility located at 6830 George Washington Memorial Highway (the "Proposed Use"). As is evident from the attached conceptual plan and renderings, the Applicant has labored to provide you with an aesthetically-pleasing design that is compatible with adjacent uses.

The proposed storage facility consists of 59,576 feet of storage space which may accommodate between 500 and 600 units. An additional administrative building consisting of 2,240 square feet will serve as the administrative center for the facility. Since these uses are located in the General Business zoning designation, a special use permit is required.

Please note that, in addition to the storage facility, the Applicant also proposes to construct 13,750 square feet of specialty retail space (by right) as depicted in the attached conceptual plan. This improvement will obscure the view of the storage facility from passing motorists and provide a buffer against the more intensive use. Note also that the two-story administrative building will be constructed of architecturally compatible materials and will also serve to obscure the view of the storage units behind it.

A Professional Corporation

VIRGINIA • WASHINGTON, D.C. • LONDON

222 Central Park Avenue, Suite 1700 Virginia Beach, VA 23462-3035 Tel: 757.499.8800 Fax: 757.473.0395
www.williamsmullen.com



WILLIAMS MULLEN

Mr. J. Mark Carter
Zoning Administrator
August 31, 2005
Page 2

Please also recognize that the Applicant proposes to construct brick facades to the western portion of Building 1 and the eastern portion of Building 6. Additional brick facades shall be constructed as indicated in the conceptual plan. These brick facades serve to promote an attractive view of the improvement for passing commuters.

In addition to these architectural upgrades, the Applicant will be fencing the storage units with six foot simulated wrought iron fencing. All lighting will be "down" lighting, mounted on the sides of the buildings. The entrance for the storage facility will be landscaped with trees. Additionally, the Applicant will secure access to the facility with password protected security devices.

Please review the attached application and its exhibits and provide us with any questions or concerns you might have. We very much look forward to meeting with you and members of your planning staff to ensure that your concerns are addressed.

Sincerely,

Michael A. Culpepper

MAC/dlb
Enclosures

cc: Chris Perry
Joseph H. Latchum, Jr., Esq.
Howard E. Gordon, Esq.

1052930v1

RECEIVED

SEP 6 2005

PLANNING DIVISION
COUNTY OF YORK

PLANNING COMMISSION
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of ____, 2005:

Present

Vote

Christopher A. Abel
Alexander T. Hamilton
John W. Staton
Nicholas F. Barba
Alfred E. Ptasznik, Jr.
Anne C. H. Conner
John R. Davis

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT TO AUTHORIZE CONSTRUCTION OF A MINI-STORAGE WAREHOUSE FACILITY ON AN 8.5-ACRE PARCEL OF LAND LOCATED AT 6830 GEORGE WASHINGTON MEMORIAL HIGHWAY (ROUTE 17) APPROXIMATELY 300 FEET SOUTH OF THE INTERSECTION OF OLD YORK-HAMPTON HIGHWAY (ROUTE 634)

WHEREAS, Oceanfront Enterprises, LLC has submitted Application No. UP-684-05, which requests a Special Use Permit, pursuant to Section 24.1-306 (Category 14, No. 6) of the York County Zoning Ordinance, to authorize construction of a 59,576-square foot mini-storage warehouse facility, including accessory boat and recreational vehicle storage, on 8.5 acres of land located at 6830 George Washington Memorial Highway (Route 17) approximately 300 feet south of the intersection of Old York-Hampton Highway (Route 634) and Route 17 and further identified as Assessor's Parcel No. 24-54-B (GPIN# R07A-2358-4137); and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the ____ day of _____, 2005 the Application No. UP-684-05 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize construction of a 59,576 square foot mini-storage warehouse facility, including accessory boat and recreational vehicle storage, on 8.5 acres of land located at 6830 George Washington Memorial Highway (Route 17) approximately 300 feet south of the intersection of Old York-Hampton Highway (Route 634) and Route 17 and further identified as Assessor's Parcel No. 24-54-B (GPIN# R07A-2358-4137) subject to the following conditions:

1. This use permit shall authorize a 59,576 square foot mini-storage warehouse facility, including accessory boat and recreational vehicle storage, on 8.5 acres of land located at 6830 George Washington Memorial Highway (Route 17) approximately 300 feet south of the intersection of Old York-Hampton Highway (Route 634) and Route 17 and further identified as Assessor's Parcel No. 24-54-B (GPIN# R07A-2358-4137).
2. A site plan, prepared in accordance with the provisions of Article V of the York County Zoning Ordinance, shall be submitted to and approved by the County prior to the commencement of any construction or land clearing activities on the site. Said site plan shall be in substantial conformance with the sketch plan titled "Happy Boxes Self-Storage Facility & Specialty Office/Retail; Conceptual Plan," prepared by Vanasse Hangen Brustlin, Inc., and dated 09/26/05, received by the York County Planning Division on September 28, 2005, except as modified herein or as may be necessary to comply with site plan review requirements. In accordance with the concept plan, the retail and mini-storage warehouse components of the project shall be integrally related. Site plan submissions shall include both components and building permits shall not be issued for any of the mini-storage warehouse buildings until permits for the retail building have been issued.
3. Development and operation of the mini-storage warehouse facility shall be in compliance with the performance standards set forth in Section 24.1-484, *Standards for mini-storage warehouses*, of the Zoning Ordinance, except as modified herein.
4. Building design for the mini-warehouses and any office or support buildings associated with the mini-warehouse project shall be consistent with the representative elevations submitted by the applicant on September 28, 2005, titled "Happy Boxes Self Storage Facility & Specialty Office/Retail; Yorktown, VA; Exterior Elevations" prepared by Ionic Deizgn Studios. All buildings facing George Washington Memorial Highway (Route 17) and Freedom Boulevard

(Route 320) shall meet the requirements under Zoning Ordinance, Section 24.1-379, *Route 17 Commercial Corridor Revitalization Overlay District*.

5. All warehouse bay doors shall face the inside of the mini-storage warehouse development. No warehouse doors shall be located along or in the exterior façade of the mini-storage warehouse development.
6. Fencing utilized around the perimeter of the mini-storage warehouse facility shall be simulated wrought iron fencing, except where the boat/RV outdoor storage area is located, which shall be board-on-board wood stockade fencing incorporating a concave or convex top with a minimum height of six feet. The use of theft-deterrent wire (i.e., barbed wire, razor wire, etc.) anywhere on the property shall not be permitted.
7. A tree preservation plan certified by the Virginia Department of Forestry, the York County Cooperative Extension Service or a qualified arborist or urban forester shall be prepared for the lot to be submitted with the first site plan submission as detailed in Section 24.1-242 of the York County Zoning Ordinance specifically addressing the areas designated as ‘transferred green space’.
8. Outdoor free-standing and building mounted lighting shall be full cutoff luminaires or a decorative luminary with full cutoff optics in accordance with Illuminating Engineering Society of North America standards. All lighting shall be directed downward and shall not spill over onto adjacent properties or public rights-of-way. Maximum allowable foot-candles at the property lines shall not exceed 0.5 foot-candle. All lighting, except low-level security lighting, shall be extinguished between the hours of 11:00 PM and dawn. In addition, the applicant shall submit a photometric plan, to include manufacturer’s specifications for all lighting fixtures, indicating all outdoor lighting on the site as part of the site plan submission process.
9. Freestanding signage for the development shall be limited to one (1) monument sign on George Washington Memorial Highway (Route 17) and one (1) monument sign on Freedom Boulevard (Route 320) in accordance with the dimensional standards set forth in Section 24.1-703(a), of the York County Zoning Ordinance.
10. Limited storage of vehicles may be permitted as an accessory and incidental activity to the mini-storage warehouse use provided they are restricted to recreational vehicles and recreational boats. Parking areas for such storage shall be in addition to minimum required parking for the mini-storage warehouse use, and shall be clearly indicated on the approved site plan referenced in Condition No. 2 above.

11. Design of buildings, driveways and access ways shall accommodate a turning radius of thirty-three feet (33') for large fire and rescue apparatus. Adequate water supply, including hydrants if required by the Fire Chief, shall be established for fire suppression operations on the site.
12. Access to the parcel shall be subject to compliance with all standards established and required by the Virginia Department of Transportation with respect to driveway design and turning lane improvements and shall specifically include installation of a 150-foot full-width right-turn lane with a 150-foot taper to serve the Route 17 entrance.
13. An executed encroachment agreement shall be submitted with the first submission of the site plan from Dominion Virginia Power for the proposed improvements in the existing easement located on the southeastern portion of the property.
14. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.